



General Assembly

February Session, 2020

**Raised Bill No. 5118**

LCO No. 798



Referred to Committee on HOUSING

Introduced by:  
(HSG)

**AN ACT REQUIRING LANDLORDS TO PROVIDE SECURITY SYSTEMS AND LIGHTING IN RENTAL PROPERTY HALLWAYS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (a) of section 47a-7 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective October*  
3 *1, 2020*):

4 (a) A landlord shall: (1) Comply with the requirements of chapter  
5 3680 and all applicable building and housing codes materially affecting  
6 health and safety of both the state or any political subdivision thereof;  
7 (2) make all repairs and do whatever is necessary to put and keep the  
8 premises in a fit and habitable condition, except where the premises are  
9 intentionally rendered unfit or uninhabitable by the tenant, a member  
10 of his family or other person on the premises with his consent, in which  
11 case such duty shall be the responsibility of the tenant; (3) keep all  
12 common areas of the premises in a clean and safe condition; (4) maintain  
13 in good and safe working order and condition all electrical, plumbing,  
14 sanitary, heating, ventilating and other facilities and appliances and  
15 elevators, supplied or required to be supplied by him; (5) provide and

16 maintain appropriate receptacles for the removal of ashes, garbage,  
17 rubbish and other waste incidental to the occupancy of the dwelling unit  
18 and arrange for their removal; [and] (6) supply running water and  
19 reasonable amounts of hot water at all times and reasonable heat except  
20 if the building which includes the dwelling unit is not required by law  
21 to be equipped for that purpose or if the dwelling unit is so constructed  
22 that heat or hot water is generated by an installation within the exclusive  
23 control of the tenant or supplied by a direct public utility connection;  
24 and (7) provide and maintain sufficient lighting and a security system  
25 in all hallways of the premises having public access.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2020</i>	47a-7(a)

**Statement of Purpose:**

To require landlords to provide security systems and lighting in rental property hallways for the safety of tenants.

*[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]*